



# House of Representatives

General Assembly

**File No. 715**

*January Session, 2007*

Substitute House Bill No. 7384

*House of Representatives, May 2, 2007*

The Committee on Finance, Revenue and Bonding reported through REP. STAPLES of the 96th Dist., Chairperson of the Committee on the part of the House, that the substitute bill ought to pass.

## ***AN ACT ESTABLISHING THE HARBOR POINT INFRASTRUCTURE IMPROVEMENT DISTRICT WITHIN THE CITY OF STAMFORD.***

Be it enacted by the Senate and House of Representatives in General Assembly convened:

- 1       Section 1. (*Effective July 1, 2007*) (a) For purposes of this section:
- 2       (1) "District" means that certain real property, situated in the city of
- 3       Stamford, the County of Fairfield and the state of Connecticut, the
- 4       Harbor Point Infrastructure Improvement District, a body politic and
- 5       corporate, consisting of the area bounded and described as follows:
- 6       Beginning at the intersection of the easterly street line of Pacific Street
- 7       with the southerly street line of Henry Street; thence southerly along
- 8       the easterly street line of Pacific Street to the northerly street line of
- 9       East Walnut Street; thence easterly along the northerly street line of
- 10      East Walnut Street to its intersection with the westerly side of tax
- 11      parcel 000-4082; thence southerly across East Walnut Street to the
- 12      intersection of the southerly side of East Walnut Street with the
- 13      westerly side of tax parcel 001-2097; thence southerly along tax parcel

14 001-2097 and along the westerly side of tax parcel 001-8087 to the  
15 northerly street line of Remington Street; thence easterly along the  
16 northerly street line of Remington Street to its intersection with the  
17 easterly side of tax parcel 000-1922; thence southerly across Remington  
18 Street to the intersection of the southerly street line of Remington  
19 Street with the westerly side of tax parcel 000-8906; thence southerly  
20 along tax parcel 000-8906 and along the westerly side of tax parcel 002-  
21 3803 to the northerly street line of Belden Street; thence southerly  
22 across Belden Street to the intersection of the southerly street line of  
23 Belden Street with the easterly side of tax parcel 003-7833; thence  
24 westerly along the southerly street line of Belden Street to its  
25 intersection with the southeasterly street line of Pacific Street; thence  
26 southwesterly along the southeasterly street line of Pacific Street to its  
27 intersection with the easterly street line of Dyke Lane; thence southerly  
28 along the easterly street line of Dyke Lane to its intersection with the  
29 northerly side of tax parcel 001-4491; thence westerly across Dyke Lane  
30 to the southeasterly corner of tax parcel 000-9776; thence westerly  
31 along the southerly side of said tax parcel 000-9776 to waters of  
32 Stamford Harbor; thence northerly along waters of Stamford Harbor to  
33 the northerly street line of Atlantic Street; thence easterly on the  
34 northerly street line of Atlantic Street to its intersection with the  
35 westerly side of tax parcel 001-8181; thence along the westerly and  
36 northerly sides of tax parcel 001-8181 to the westerly street line of  
37 Washington Boulevard; thence across Washington Boulevard to the  
38 intersection of the easterly side of Washington Boulevard with the  
39 southerly side of tax parcel 002-5627; thence southerly along the  
40 easterly street line of Washington Boulevard to its intersection with the  
41 northwesterly street line of Atlantic Street; thence northeasterly along  
42 the northwesterly street line of Atlantic Street to its intersection with  
43 the southerly side of tax parcel 002-0487; thence southeasterly across  
44 Atlantic Street to its intersection with the northerly street line of Walter  
45 Wheeler Drive; thence along the northerly street line of Walter  
46 Wheeler Drive to its intersection with the westerly side of tax parcel  
47 001-8182; thence along the westerly and northerly sides of tax parcels  
48 001-8182, 000-7238, and 001-8176 to the westerly street line of Pacific

49 Street; thence northerly along the westerly street line of Pacific Street to  
50 the southerly side of tax parcel 001-8693; thence easterly across Pacific  
51 Street to the intersection of the easterly street line of Pacific Street with  
52 the northerly street line of Market Street; thence easterly along the  
53 northerly street line of Market Street to the westerly street line of Canal  
54 Street; thence southeasterly across Canal Street to the intersection of  
55 the easterly street line of Canal Street with the northerly side of tax  
56 parcel 002-0572; thence southerly along the easterly street line of Canal  
57 Street to its intersection with the southerly side of tax parcel 003-9620;  
58 thence southwesterly across Canal Street to the intersection of the  
59 westerly street line of Canal Street with the southerly street line of  
60 Henry Street; thence westerly along the southerly street line of Henry  
61 Street to the point of beginning. The project boundaries shall also  
62 include any off-site locations mandated by any permitting agency for  
63 improvements associated with the project.

64 (2) "Voter" means (A) any person who is an elector of the district, (B)  
65 any citizen of the United States of the age of eighteen years or more  
66 who, jointly or severally, is liable to the district for taxes assessed  
67 against such citizen on an assessment of not less than one thousand  
68 dollars on the last-completed grand list of such district, as the case may  
69 be, or who would be so liable if not entitled to an exemption under  
70 subdivision (17), (19), (22), (23) or (26) of section 12-81 of the general  
71 statutes, or (C) holders of record of an interest in real property within  
72 the district.

73 (3) "Bonds" means bonds, notes or other obligations authorized by  
74 this section.

75 (b) (1) Upon the petition of fifteen or more persons eligible to vote in  
76 the city of Stamford, specifying the district for any or all of the  
77 purposes set forth in this section, the mayor of such city shall call a  
78 meeting of the voters to act upon such petition, which meeting shall be  
79 held at such place within such city and such hour as the mayor  
80 designates, not later than thirty days after such petition has been  
81 received by the mayor. Such meeting shall be called by publication of a

82 written notice of the same, signed by the mayor, at least fourteen days  
83 before the time fixed for such meeting in two successive issues of some  
84 newspaper published or circulated in such city. Not later than twenty-  
85 four hours before such meeting, (A) two hundred or more voters or ten  
86 per cent of the total number of voters of such proposed district,  
87 whichever is less, may petition the mayor, in writing, for a referendum  
88 of the voters of such proposed district, or (B) the mayor in his or her  
89 discretion may order a referendum of the voters of such proposed  
90 district, on the sole question of whether the proposed district should  
91 be established. Any such referendum shall be held not less than seven  
92 or more than fourteen days after the receipt of such petition or the date  
93 of such order, on a day to be set by the mayor for a vote by paper  
94 ballots or by a "yes" or "no" vote on the voting machines, during the  
95 hours between twelve o'clock noon and eight o'clock p.m.; except that  
96 such city may, by vote of its board of representatives, provide for an  
97 earlier hour for opening the polls but not earlier than six o'clock a.m.,  
98 notwithstanding the provisions of any special act. If voters  
99 representing at least two-thirds of the assessments of holders of record  
100 within the proposed district cast votes in such referendum in favor of  
101 establishing the proposed district, the mayor shall reconvene such  
102 meeting not later than seven days after the day on which the  
103 referendum is held. Upon approval of the petition for the proposed  
104 district by voters representing at least two-thirds of the assessments of  
105 holders of record within the proposed district present at such meeting,  
106 or if a referendum is held, upon the reconvening of such meeting after  
107 the referendum, the voters may name the district and, upon the vote of  
108 voters representing a majority of assessments of holders of record  
109 within the proposed district, choose necessary officers therefor to hold  
110 office until the first annual meeting thereof; and the district shall, upon  
111 the filing of the first report filed in the manner provided in subsection  
112 (c) of section 7-325 of the general statutes, thereupon be a body  
113 corporate and politic and have the powers provided in sections 7-324  
114 to 7-329, inclusive, of the general statutes, not inconsistent with the  
115 general statutes or this section, in relation to the objects for which it  
116 was established, that are necessary for the accomplishment of such

117 objects, including the power to lay and collect taxes. The clerk of such  
118 district shall cause its name and a description of its territorial limits  
119 and of any additions that may be made thereto to be recorded in, and a  
120 caveat be placed upon, the land records of the city of Stamford.

121 (2) At the meeting called for the purpose of establishing the district  
122 as provided in subdivision (1) of this subsection, the voters may  
123 establish the district for any or all of the following purposes: To  
124 extinguish fires, to light streets, to plant and care for shade and  
125 ornamental trees, to plan, lay out, acquire, construct, maintain and  
126 finance roads, sidewalks, crosswalks, drains, sewers and sewage  
127 treatment facilities, utility improvements and connections, parking  
128 facilities, open space, bulkhead repairs, dredging and construction,  
129 environmental remediation and other infrastructure improvements  
130 and to acquire, construct, maintain and regulate the use of recreational  
131 facilities, to plan, lay out, acquire, construct, reconstruct, repair,  
132 maintain, supervise and manage a flood or erosion control system, to  
133 plan, lay out, acquire, construct, maintain, operate, finance and  
134 regulate the use of a community water system, all as hereinafter  
135 referred to as the "improvements". The district may contract with a  
136 town, city, borough or other district for carrying out any of the  
137 purposes or the purchase or sale of any of the improvements for which  
138 such district was established.

139 (3) At the meeting called for the purpose of establishing the district  
140 as provided in subdivision (1) of this subsection, the voters shall fix the  
141 date of the annual meeting of the voters for the election of district  
142 officers and the transaction of such other business as may properly  
143 come before such annual meeting. At such organization meeting of the  
144 district, the voters shall elect a president, vice-president, five directors,  
145 a clerk and a treasurer to serve until the first annual meeting for the  
146 election of officers and thereafter such officers shall be elected  
147 annually, provided, upon its organization and at all times thereafter,  
148 one director may be appointed by the mayor of the city of Stamford.  
149 Not less than three members of the board of directors shall be residents  
150 of the state of Connecticut. Subject to the provisions of subdivision (4)

151 of this subsection, not fewer than fifteen voters of the district shall  
152 constitute a quorum for the transaction of business at such  
153 organizational meeting of the district; and if fifteen voters are not  
154 present at such meeting, the mayor may adjourn such meeting from  
155 time to time, until at least fifteen voters are present. Special meetings  
156 of the district may be called on the application of ten per cent of the  
157 total number of voters of such district or twenty of the voters of such  
158 district, whichever is less, or by the president or any three directors  
159 upon giving notice as provided in this subdivision. Any special  
160 meeting called on the application of the voters shall be held not later  
161 than twenty-one days after receiving such application. Notice of the  
162 holding of the annual meeting and all special meetings shall be given  
163 by publication of a notice of such meetings in a newspaper having a  
164 general circulation in such district at least ten days before the day of  
165 such meetings, signed by the president or any three directors, which  
166 notice shall designate the time and place of such meetings and the  
167 business to be transacted thereat. Two hundred or more persons or ten  
168 per cent of the total number of voters of such district, whichever is less,  
169 may petition the clerk of such district, in writing, at least twenty-four  
170 hours prior to any such meeting, requesting that any item or items on  
171 the call of such meeting be submitted to the voters not less than seven  
172 or more than fourteen days thereafter, on a day to be set by the district  
173 meeting or, if the district meeting does not set a date, by the board of  
174 directors, or a vote by paper ballots or by a "yes" or "no" vote on the  
175 voting machines, during the hours between twelve o'clock noon and  
176 eight o'clock p.m., except that any district may, by vote of its board of  
177 directors, provide for an earlier hour for opening the polls but not  
178 earlier than six o'clock a.m. The paper ballots or voting machine ballot  
179 labels, as the case may be, shall be provided by the clerk. When such a  
180 petition has been filed with the clerk, the president, after completion of  
181 other business and after reasonable discussion shall adjourn such  
182 meeting and order such vote on such item or items in accordance with  
183 the petition; and any item so voted may be rescinded in the same  
184 manner. The clerk shall phrase such item or items in a form suitable for  
185 printing on such paper ballots or ballot labels. Subject to the provisions

186 of subdivision (4) of this subsection, not fewer than fifteen voters of the  
187 district shall constitute a quorum for the transaction of business at any  
188 meeting of the district; and if fifteen voters are not present at such  
189 meeting, the president of the district or, in such president's absence,  
190 the vice-president, may adjourn such meeting from time to time, until  
191 at least fifteen voters are present; and all meetings of the district where  
192 a quorum is present may be adjourned from time to time by a vote of a  
193 majority of the voters voting on the question. At any annual or special  
194 meeting, the voters may, by a majority vote of those present,  
195 discontinue any purposes for which the district is established or  
196 undertake any additional purpose or purposes enumerated in  
197 subdivision (2) of this subsection.

198 (4) (A) A quorum for the transaction of business at the meeting  
199 called for the purpose of establishing the district, as provided in  
200 subdivisions (1) and (3) of this subsection, shall be either fifteen voters  
201 of such district or a majority of the holders of record of interests in real  
202 property within such district, as long as the assessments of such  
203 holders of record constitute more than one-half of the total of  
204 assessments for all interests in real property within such district. If  
205 fifteen voters or a majority of the holders of record of interests in real  
206 property within such district are not present at such meeting or the  
207 assessments of such holders of record constitute less than one-half of  
208 the total of assessments for all interests in real property within such  
209 district, the mayor may adjourn such meeting, from time to time, until  
210 at least fifteen voters or a majority of the holders of record of interests  
211 in real property within such district are present and the assessments of  
212 such holders of record constitute more than one-half of the total of  
213 assessments for all interests in real property within such district.

214 (B) For the transaction of business at any other meeting of the  
215 district, a quorum shall be either fifteen voters of the district or a  
216 majority of the holders of record of interests in real property within  
217 such district, as long as the assessments for such holders of record  
218 constitute more than one-half of the total of assessments for all  
219 interests in real property within such district. If fifteen voters or a

220 majority of the holders of record of interests in real property within  
221 such district are not present at such meeting or the assessments of such  
222 holders of record constitute less than one-half of the total assessments  
223 for all interests in real property within such district, the president of  
224 the district, or in such president's absence, the vice-president, may  
225 adjourn such meeting, from time to time, until at least fifteen voters or  
226 a majority of the holders of record of interests in real property within  
227 such district are present and the assessments of such holders of record  
228 constitute more than one-half of the total of assessments for all  
229 interests in real property within such district.

230 (5) In any case in which an action for a vote by the voters of the  
231 district is to be initiated by the petition of such voters, in addition to  
232 such other requirements as the general statutes or any special act may  
233 impose, such petition shall be on a form prescribed or approved by the  
234 clerk of such district, and each page of such petition shall contain a  
235 statement, signed under penalties of false statement, by the person  
236 who circulated the same, setting forth such circulator's name and  
237 address, and stating that each person whose name appears on said  
238 page signed the same in person in the presence of such circulator, that  
239 the circulator either knows each such signer or that the signer  
240 satisfactorily identified himself to the circulator and that all the  
241 signatures on said page were obtained not earlier than six months  
242 prior to the filing of said petition. Any page of a petition which does  
243 not contain such a statement by the circulator shall be invalid. Any  
244 circulator who makes a false statement in the statement hereinbefore  
245 provided shall be subject to the penalty provided for false statement.  
246 No petition shall be valid for any action for a vote by the voters at any  
247 regular or special district meeting unless such petition shall be  
248 circulated by a voter eligible to vote in such district.

249 (c) Whenever the officers of such district vote to terminate its  
250 corporate existence and whenever a petition signed by ten per cent of  
251 the total voters of such district or twenty of the voters of such district,  
252 whichever is less, applying for a special meeting to vote on the  
253 termination of the district is received by the clerk, the clerk shall call a



254 special meeting of the voters of such district, the notice of which shall  
255 be signed by the officers thereof, by advertising the same in the same  
256 manner as provided in section 7-325 of the general statutes. Not later  
257 than twenty-four hours before any such meeting, two hundred or more  
258 voters or ten per cent of the total number of voters, whichever is less,  
259 may petition the clerk of the district, in writing, that a referendum on  
260 the question of whether the district should be terminated be held in the  
261 manner provided in section 7-327 of the general statutes. If, at such  
262 meeting, a two-thirds majority of the voters present vote to terminate  
263 the corporate existence of the district, or, if a referendum is held, two-  
264 thirds of the voters casting votes in such referendum vote to terminate  
265 the corporate existence of the district, the officers shall proceed to  
266 terminate the affairs of such district. The district shall pay all  
267 outstanding indebtedness and turn over the balance of the assets of  
268 such district to the city in which the district is located, if the legislative  
269 body of the city authorizes such action. No district shall be terminated  
270 under this subsection until all of its outstanding indebtedness is paid  
271 unless the legislative body of the city in which the district is located  
272 agrees in writing to assume such indebtedness. On completion of the  
273 duties of the officers of such district, the clerk shall cause a certificate  
274 of the vote of such meeting to be recorded in the land records of the  
275 city in which the district is located and the clerk shall notify the  
276 Secretary of the Office of Policy and Management.

277 (d) (1) For purposes of voting at meetings held by such district, any  
278 tenant in common of any interest in real property shall have a vote  
279 equal to the fraction of such tenant in common's ownership of such  
280 interest. Any joint tenant of any interest in real property shall vote as if  
281 each such tenant owned an equal fractional share of such real  
282 property. A corporation shall have its vote cast by the chief executive  
283 officer of such corporation, or such officer's designee. Any entity that is  
284 not a corporation shall have its vote cast by a person authorized by  
285 such entity to cast its vote. No owner shall have more than one vote.

286 (2) No holder of record of an interest in real property shall be  
287 precluded from participating in any district meeting or referendum

288 because of the form of entity that holds such interest, whether such  
289 holder of record is (A) a corporation, partnership, unincorporated  
290 association, trustee, fiduciary, guardian, conservator or other form of  
291 entity, or any combination thereof, or (B) an individual who holds  
292 interests jointly or in common with another individual or individuals,  
293 or with any one or more of the entities listed in subparagraph (A) of  
294 this subdivision.

295 (e) Notwithstanding any provision of the general statutes, including  
296 sections 7-324 to 7-329, inclusive, the district shall have the power to  
297 assess, levy and collect benefit assessments upon the land and  
298 buildings in the district which, in its judgment, are benefited by the  
299 improvements.

300 (f) (1) Notwithstanding any provision of the general statutes,  
301 including sections 7-324 to 7-329, inclusive, the district shall have the  
302 power to fix, revise, charge, collect, abate and forgive reasonable taxes,  
303 fees, rents and benefit assessments, and other charges for the cost of  
304 the improvements, financing costs, operating expenses and other  
305 services and commodities furnished or supplied to the real property in  
306 the district in accordance with the applicable provisions of the general  
307 statutes which apply to districts established under section 7-325 of the  
308 general statutes, and this section and in the manner prescribed by the  
309 district. Notwithstanding any provision of the general statutes, the  
310 district may make grants for, or pay the entire cost of any  
311 improvements, including the costs of financing such improvements,  
312 capitalized interest and the funding of any reserve funds necessary to  
313 secure such financing or the debt service of bonds or notes issued to  
314 finance such costs, from taxes, fees, rents, benefit assessments or other  
315 revenues and may assess, levy and collect said taxes, fees, rents or  
316 benefit assessments concurrently with the issuance of bonds, notes or  
317 other obligations to finance such improvements based on the estimated  
318 cost of the improvements prior to the acquisition or construction of the  
319 improvements or upon the completion or acquisition of the  
320 improvements.

321 (2) Notwithstanding any provision of the general statutes, whenever  
322 the district constructs, improves, extends, equips, rehabilitates, repairs,  
323 acquires or provides a grant for any improvements or finances the cost  
324 of such improvements, such proportion of the cost or estimated cost of  
325 the improvements and financing thereof as determined by the district,  
326 may be assessed by the district, herein referred to as "benefit  
327 assessments", in the manner prescribed by such district, upon the  
328 property benefited by such improvements and the balance of such  
329 costs shall be paid from the general funds of the district. The district  
330 may provide for the payment of such benefit assessments in annual  
331 installments, not exceeding thirty, and may forgive such benefit  
332 assessments in any single year without causing the remainder of  
333 installments of benefit assessments to be forgiven. Benefit assessments  
334 to buildings or structures constructed or expanded after the initial  
335 benefit assessment may be assessed as if the new or expanded  
336 buildings or structures had existed at the time of the original benefit  
337 assessment.

338 (3) In order to provide for the collection and enforcement of its  
339 taxes, fees, rents, benefit assessments and other charges, the district is  
340 hereby granted all the powers and privileges with respect thereto as  
341 districts organized pursuant to section 7-325 of the general statutes,  
342 and as held by the city of Stamford or as otherwise provided in this  
343 section. Such taxes, fees, rents or benefit assessments, if not paid when  
344 due, shall constitute a lien upon the premises served and a charge  
345 against the owners thereof, which lien and charge shall bear interest at  
346 the same rate as delinquent property taxes. Each such lien may be  
347 continued, recorded and released in the manner provided for property  
348 tax liens and shall take precedence over all other liens or  
349 encumbrances except a lien for taxes of the city of Stamford. Each such  
350 lien may be continued, recorded and released in the manner provided  
351 for property tax liens.

352 (4) The budget, taxes, fees, rents, benefit assessments and any other  
353 charges of the district of general application shall be adopted and  
354 revised by the board at least annually no more than thirty days before

355 the beginning of the fiscal year, in accordance with the procedures to  
356 be established by the board, at a meeting called by the board, assuring  
357 that interested persons are afforded notice and an opportunity to be  
358 heard. The board shall hold at least two public hearings on its schedule  
359 of fees, rates, rents, benefit assessments and other charges or any  
360 revision thereof before adoption, notice of which shall be delivered to  
361 the mayor and board of representatives of the city of Stamford and be  
362 published in at least two newspapers of general circulation in the city  
363 of Stamford at least ten days in advance of the hearing. No later than  
364 the date of the publication, the board shall make available to the public  
365 and deliver to the mayor and the board of representatives of the city of  
366 Stamford the proposed schedule of fees, rates, rents, benefit  
367 assessments and other charges. The procedures regarding public  
368 hearing and appeal provided by section 7-250 of the general statutes,  
369 shall apply for all benefit assessments made by the district, except that  
370 the board shall be substituted for the water pollution control authority.  
371 Should the benefit assessments be assessed and levied prior to the  
372 acquisition or construction of the improvements, then the amount of  
373 the benefit assessments shall be adjusted to reflect the actual cost of the  
374 improvements, including all financing costs, once the improvements  
375 have been completed, should the actual cost be greater than or less  
376 than the estimated costs. Benefit assessments shall be due and payable  
377 at such times as are fixed by the board, provided the district shall give  
378 notice of such due date not less than thirty days prior to such due date  
379 by publication in a newspaper of general circulation in the city of  
380 Stamford and by mailing such notice to the owners of the property  
381 assessed at their last-known address.

382 (g) (1) Notwithstanding any provision of the general statutes,  
383 including sections 7-324 to 7-329, inclusive, whenever the district has  
384 authorized the acquisition or construction of the improvements or has  
385 made an appropriation therefor, the district may authorize the  
386 issuance of up to one hundred ninety million dollars of bonds, notes or  
387 other obligations to finance the cost of the improvements, the creation  
388 and maintenance of reserves required to sell the bonds and the cost of  
389 issuance of the bonds provided no bonds shall be issued prior to the

390 district entering into an interlocal agreement with the city of Stamford,  
391 in accordance with the procedures provided by section 7-339c of the  
392 general statutes, including at least one public hearing on the proposed  
393 agreement and ratification by the board of representatives. The bonds  
394 may be secured as to both principal or interest by (A) the full faith and  
395 credit of the district, (B) fees, revenues or benefit assessments, or (C) a  
396 combination of subparagraphs (A) and (B) of this subdivision. Such  
397 bonds shall be authorized by resolution of the board. The district is  
398 authorized to secure such bonds by the full faith and credit of the  
399 district or by a pledge of or lien on all or part of its revenues, fees or  
400 benefit assessments. The bonds of each issue shall be dated, shall bear  
401 interest at the rates and shall mature at the time or times not exceeding  
402 thirty years from their date or dates, as determined by the board, and  
403 may be redeemable before maturity, at the option of the board, at the  
404 price or prices and under the terms and conditions fixed by the board  
405 before the issuance of the bonds. The board shall determine the form of  
406 the bonds, and the manner of execution of the bonds, and shall fix the  
407 denomination of the bonds and the place or places of payment of  
408 principal and interest, which may be at any bank or trust company  
409 within the state of Connecticut and other locations as designated by  
410 the board. In case any officer whose signature or a facsimile of whose  
411 signature shall appear on any bonds or coupons shall cease to be an  
412 officer before the delivery of the bonds, the signature or facsimile shall  
413 nevertheless be valid and sufficient for all purposes the same as if the  
414 officer had remained in office until the delivery.

415 (2) While any bonds issued by the district remain outstanding, the  
416 powers, duties or existence of the district shall not be diminished or  
417 impaired in any way that will affect adversely the interests and rights  
418 of the holders of the bonds. Bonds issued under this section, unless  
419 otherwise authorized by law, shall not be considered to constitute a  
420 debt of the state of Connecticut or the city of Stamford, or a pledge of  
421 the full faith and credit of the state of Connecticut or the city of  
422 Stamford, but the bonds shall be payable solely by the district or as  
423 special obligations payable from particular district revenues. Any  
424 bonds issued by the district shall contain on their face a statement to

425 the effect that neither the state of Connecticut nor the city of Stamford  
426 shall be obliged to pay the principal of or the interest thereon, and that  
427 neither the full faith and credit or taxing power of the state of  
428 Connecticut or the city of Stamford is pledged to the payment of the  
429 bonds. All bonds issued under this section shall have and are hereby  
430 declared to have all the qualities and incidents of negotiable  
431 instruments, as provided in title 42a of the general statutes.

432 (h) (1) The board may authorize that the bonds be secured by a trust  
433 agreement by and between the district and a corporate trustee, which  
434 may be any trust company or bank having the powers of a trust  
435 company within the state of Connecticut. The trust agreement may  
436 pledge or assign the revenues. Either the resolution providing for the  
437 issuance of bonds or the trust agreement may contain covenants or  
438 provisions for protecting and enforcing the rights and remedies of the  
439 bondholders as may be necessary, reasonable or appropriate and not in  
440 violation of law.

441 (2) All expenses incurred in carrying out the trust agreement may be  
442 treated as a part of the cost of the operation of the district. The pledge  
443 by any trust agreement or resolution shall be valid and binding from  
444 time to time when the pledge is made; the revenues or other moneys  
445 so pledged and then held or thereafter received by the board shall  
446 immediately be subject to the lien of the pledge without any physical  
447 delivery thereof or further act; and the lien of the pledge shall be valid  
448 and binding as against all parties having claims of any kind in tort,  
449 contract or otherwise against the board, irrespective of whether the  
450 parties have notice thereof. Notwithstanding any provision of the  
451 Uniform Commercial Code, neither this subsection, the resolution or  
452 any trust agreement by which a pledge is created need be filed or  
453 recorded except in the records of the board, and no filing need be  
454 made under title 42a of the general statutes.

455 (i) Bonds issued under this section are hereby made securities in  
456 which all public officers and public bodies of the state of Connecticut  
457 and its political subdivisions, all insurance companies, trust

458 companies, banking associations, investment companies, executors,  
459 administrators, trustees and other fiduciaries may properly and legally  
460 invest funds, including capital in their control and belonging to them;  
461 and such bonds shall be securities which may properly and legally be  
462 deposited with and received by any state or municipal officer or any  
463 agency or political subdivision of the state of Connecticut for any  
464 purpose for which the deposit of bonds of the state of Connecticut is  
465 now or may hereafter be authorized by law.

466 (j) Bonds may be issued under this section without obtaining the  
467 consent of the state of Connecticut or the city of Stamford, and without  
468 any proceedings or the happening of any other conditions or things  
469 other than those proceedings, conditions or things that are specifically  
470 required thereof by this section, and the validity of and security for  
471 any bonds issued by the district shall not be affected by the existence  
472 or nonexistence of the consent or other proceedings, conditions or  
473 things.

474 (k) The district and all its receipts, revenues, income and real and  
475 personal property shall be exempt from taxation and benefit  
476 assessments and the district shall not be required to pay any tax, excise  
477 or assessment to or from the state of Connecticut or any of its political  
478 subdivisions. The principal and interest on bonds or notes issued by  
479 the district shall be free from taxation at all times, except for estate and  
480 gift, franchise and excise taxes, imposed by the state of Connecticut or  
481 any political subdivision thereof, provided nothing in this section shall  
482 act to limit or restrict the ability of the state of Connecticut or the city  
483 of Stamford to tax the individuals and companies, or their real or  
484 personal property or any person living or business operating within  
485 the boundaries of the district.

486 (l) The board shall at all times keep accounts of its receipts,  
487 expenditures, disbursements, assets and liabilities, which shall be open  
488 to inspection by a duly appointed officer or duly appointed agent of  
489 the state of Connecticut or the city of Stamford. The fiscal year of the  
490 district shall begin on July first and end on the following June thirtieth

491 or as otherwise established by section 7-327 of the general statutes. The  
492 district shall be subject to an audit of its accounts in the manner  
493 provided in the general statutes.

494 (m) (1) At such time as any construction or development activity  
495 financed by bonds issued by the district is taking place, the clerk of the  
496 district shall submit project activity reports quarterly to the Secretary  
497 of the Office of Policy and Management and to the chairpersons of the  
498 joint standing committee of the General Assembly having cognizance  
499 of matters relating to finance, revenue and bonding.

500 (2) The district shall take affirmative steps to provide for the full  
501 disclosure of information relating to the public financing and  
502 maintenance of improvements to real property undertaken by the  
503 district. Such information shall be provided to any existing residents  
504 and to all prospective residents of the district. The district shall furnish  
505 each developer of a residential development within the district with  
506 sufficient copies of such information to provide each prospective initial  
507 purchaser of property in such district with a copy, and any developer  
508 of a residential development within the district, when required by law  
509 to provide a public offering statement, shall include a copy of such  
510 information relating to the public financing and maintenance of  
511 improvements in the public offering statement.

512 (n) (1) This section shall be deemed to provide an additional,  
513 alternative and complete method of accomplishing the purposes of this  
514 section and exercising the powers authorized hereby and shall be  
515 deemed and construed to be supplemental and additional to, and not  
516 in derogation of, powers conferred upon the district by law and  
517 particularly by sections 7-324 to 7-329, inclusive, of the general  
518 statutes; provided insofar as the proceedings of this section are  
519 inconsistent with any general statute or special act, or any resolution or  
520 ordinance of the city of Stamford, this section shall be controlling.

521 (2) Except as specifically provided in this section, all other statutes,  
522 ordinances, resolutions, rules and regulations of the state of  
523 Connecticut and the city of Stamford shall be applicable to the



524 property, residents and businesses located in the district. Nothing in  
 525 this section shall in any way obligate the city of Stamford to pay any  
 526 costs for the acquisition, construction, equipping or operation and  
 527 administration of the improvements located within the district or to  
 528 pledge any money or taxes to pay debt service on bonds issued by the  
 529 district except as may be agreed to in any interlocal agreements  
 530 executed by the city of Stamford and the district.

531 (o) At the option of the city of Stamford by vote of the board of  
 532 representatives of the city of Stamford, the district shall be merged into  
 533 the city of Stamford if no bonds are issued by the district not later than  
 534 four years after the effective date of this section or after the bonds  
 535 authorized by this section are no longer outstanding and any property  
 536 which is owned by the district shall be distributed to the city of  
 537 Stamford.

538 (p) This section being necessary for the welfare of the city of  
 539 Stamford and its inhabitants shall be liberally construed to affect the  
 540 purposes hereof.

This act shall take effect as follows and shall amend the following sections:		
Section 1	July 1, 2007	New section

**FIN**      *Joint Favorable Subst.*

The following fiscal impact statement and bill analysis are prepared for the benefit of members of the General Assembly, solely for the purpose of information, summarization, and explanation, and do not represent the intent of the General Assembly or either chamber thereof for any purpose:

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***OFA Fiscal Note***

***State Impact:*** None

***Municipal Impact:*** None

***Explanation***

The bill allows the City of Stamford to form a special taxing district that is permitted to issue revenue bonds. It has no fiscal impact to the State of Connecticut or the City of Stamford because the revenue bonds are not a direct or contingent liability of either entity.

***The Out Years***

***State Impact:*** None

***Municipal Impact:*** None

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**OLR Bill Analysis**

**sHB 7384**

***AN ACT ESTABLISHING THE HARBOR POINT INFRASTRUCTURE  
IMPROVEMENT DISTRICT WITHIN THE CITY OF STAMFORD.***

**SUMMARY:**

The Office of Legislative Research does not analyze Special Acts.

**COMMITTEE ACTION**

Finance, Revenue and Bonding Committee

Joint Favorable Substitute

Yea 53 Nay 0 (04/17/2007)